

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Lambeth Place, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,600,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

St Kilda

Period - From

01/04/2025

to

30/06/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	58 Rosamond St BALACLAVA 3183	\$1,590,000	23/08/2025
2	77 York St PRAHRAN 3181	\$1,570,000	14/07/2025
3	49 Byron St ELWOOD 3184	\$1,638,000	04/07/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price
\$1,600,000

Median House Price
June quarter 2025: \$1,800,000



3 2 2

Property Type: House
Agent Comments

Comparable Properties



58 Rosamond St BALACLAVA 3183 (REI)

Agent Comments

3 2 1

Price: \$1,590,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)



77 York St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,570,000
Method: Private Sale
Date: 14/07/2025
Property Type: House (Res)
Land Size: 165 sqm approx



49 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 2

Price: \$1,638,000
Method: Private Sale
Date: 04/07/2025
Property Type: House
Land Size: 289 sqm approx